

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 13, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05027
Whitetail Run Addition

PROPOSAL: A final plat consisting of 9 lots and 3 outlots.

LOCATION: Northwest of the intersection of S. W. 14th Street and W. Bennet Road.

LAND AREA: 148.5 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 2, Hatleys Subdivision located in the SW 1/4 of Section 3, T8N, R6E of the 6th P.M., Lancaster County, Nebraska.

ANNEXATION: The land area will not be annexed with the approval of the final plat.

EXISTING ZONING: AG Agricultural in split City and Lancaster County Jurisdiction

EXISTING LAND USE: Farm land

SURROUNDING LAND USE AND ZONING:

North:	Farmland	AG
South:	Farmland	AG
East:	Farmland	AG
West:	Farmland	AG

HISTORY: Whitetail Run Addition Preliminary Plat and Community Unit Plan were approved by the Planning Commission on March 16, 2005. County Board action has not occurred at the time of this writing. Prior application for Whitetail Run Community Unit Plan and plat withdrawn November 2004. Planning Commission recommended denial of the prior application on May 26th, 2004. Prior application put on pending at Planning Commission on April 16, 2004 to allow for "Build Through" provisions. Zoned AG in the 1979 zoning update.

UTILITIES: There are no sewer or water public utilities available. This is in the Norris Public Power District.

TRAFFIC ANALYSIS: This is served by S.W. 14th and W. Bennet Road both are gravel county roads. W. Bennet Road does not extend east of S.W. 14th Street. S.W. 14th is shown for paving from Saltillo to Hwy 33 in the County Engineers 1 and 6 year road and bridge program.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and community unit plan.
2. The County Engineer's letter of March 29, 2005 notes no direct objection. All improvements must be in place prior to scheduling to the County Board.
3. Public Works memo of April 5, 2005 notes some adjustment needed along SW 14th Street.
4. This requires both City and County approval. The Planning Director can approve for the City. The County Board must approve for the County.
5. The tax form must be completed showing there are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
6. A subdivision agreement is required and will be submitted to the owners for their signature.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda and approval by the Planning Director for the City:

1.1 The Final Plat Mylar shall have the following changes made to it:

1.1.1 Make the Corrections requested by the Public Works Department in there memo of April 5, 2005.

1.1.2 Revise the Dedication to add "Norris Public Power".

1.1.3 Revise Outlot "B" to add "reserved for future platting to urban density".

1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

1.2 All improvements must be in place and approved by the County Engineer.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 2.1 To submit to the County Engineer an erosion control plan.
- 2.2 To protect the remaining trees on the site during construction and development.
- 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
- 2.4 To complete the private improvements shown on the preliminary plat.
- 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
- 2.6 To relinquish the right of direct vehicular access to S. W. 14th Street except for West Bannertail Lane, an existing farm/residence access and future Bennet Road. To relinquish the right of direct vehicular access to future Bennet Road except for S. W. Hunterhaven Road.
- 2.7 To comply with the provisions of the Land Subdivision Ordinance and Resolution regarding land preparation.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us
Planner

April 14, 2005

APPLICANT: Brian D. Carstens
Brian D. Carstens and Associates
2935 Pine Lake Road, Suite H
Lincoln, NE 68516
(402) 474 - 2424

OWNER: Fred Groshans
Full House L.L.C.
P.O. Box 23167
Lincoln, NE 68542
(402) 770 - 3733

CONTACT: Brian D. Carstens

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2002 aerial

County Final Plat #05027 Whitetail Run Addition SW 14th & Bennet Rd.

Zoning:

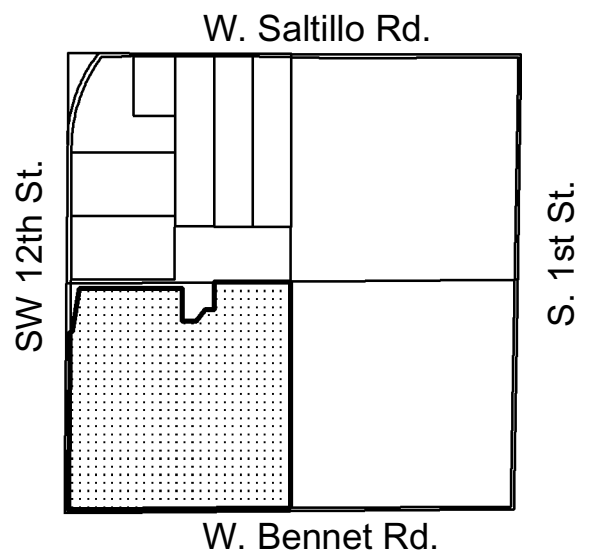
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 3 T8N R6E

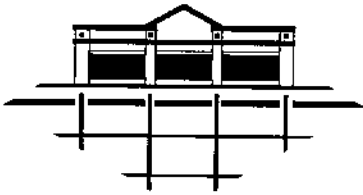


Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 24, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: WHITETAIL RUN ADDITION - FINAL PLAT

Dear Mr. Krout,

On behalf of Full House, LLC, we are submitting the Final Plat for Whitetail Run Addition. We are creating 9 Single Family Acreage Lots and 3 outlots as per the City/County Preliminary Plat #04031/#04032 and City/County Special Permit #04069/#04070 of Whitetail Run.

Enclosed with this application is the following:

- 16 copies of the Final Plat
- City Final Plat Application
- City Final Plat Checklist
- City Application Fee - \$125.00
- County Final Plat Application
- County Final Plat Checklist
- County Application Fee - \$350.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Full House, LLC

Lancaster

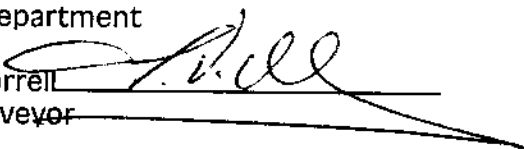
DON R. THOMAS - COUNTY ENGINEER

County

Engineering

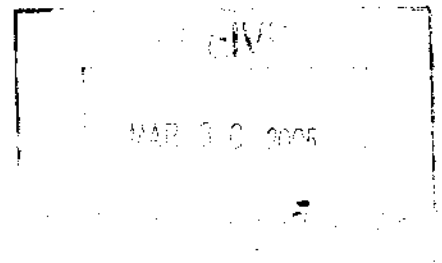
Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: March 29, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WHITETAIL RUN ADDITION
FINAL PLAT

Upon review, this office has no objections subject to all improvements being completed prior to approval.

LWV/bml



Memorandum

To:	Mike DeKalb, Planning Department
From:	Charles W. Baker, Public Works and Utilities
Subject:	Whitetail Run Addition Final Plat #05026 and Final Plat #05027
Date:	April 6, 2005
cc:	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Whitetail Run Addition Final Plat #05026 and Final Plat #05027 located at Southwest 14th and Bennet Road. Public Works has the following comments:

- There are no public utilities available to serve this rural subdivision which lies outside the three mile zoning jurisdiction.
- The County Engineer's comments apply.

Memorandum

To:	Mike DeKalb, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Whitetail Run
Date:	April 5, 2005
cc:	

Engineering Services has reviewed the Whitetail Run Preliminary Plat, located on the northwest corner of Southwest 14th Street and Bennet Road, and has the following comments:

- The future arterial street grading for Southwest 14th Street adjacent to this plat has not been shown as previously required. Any required grading on lots adjacent to Southwest 14th either needs to be shown as proposed grading with this plat or a grading easement needs to be shown for the extent of the future required grading if the grading is not feasible at this time.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

March 28, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Whitetail Run Addition

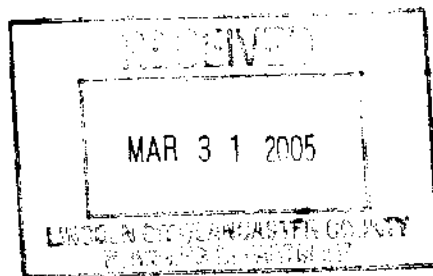
Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Technician Norris Public Power District.



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE:

April 5, 2005

DEPARTMENT: Planning

FROM:

Chris Schroeder

ATTENTION:

DEPARTMENT:

Health

CARBONS TO: EH File

SUBJECT:

Whitetail Run Addition

EH Administration

FP #05026 & #05027

The Lincoln-Lancaster County Health Department has reviewed the final plat application with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.